

**COUNTY OF FAIRFAX, VIRGINIA  
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY  
NOTICE OF RECEIPT OF AN UNSOLICITED PROPOSAL FOR A PUBLIC-PRIVATE  
PARTNERSHIP TO DEVELOP AFFORDABLE AND STUDENT HOUSING ON THE SITE  
KNOWN AS ONE UNIVERSITY**

**DEPARTMENT OF PROCUREMENT & MATERIAL MANAGEMENT  
12000 GOVERNMENT CENTER PARKWAY, SUITE 427  
FAIRFAX, VIRGINIA 22035-0013**

The County of Fairfax, on behalf of the Fairfax County Redevelopment and Housing Authority (FCRHA), has received and accepted an unsolicited proposal(s) under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) for a public-private partnership to develop affordable and student housing on the site owned by the FCRHA known as One University. The 10.7 acre site is located at the corner of Ox Road and University Drive in Fairfax, Virginia. The County intends to evaluate this unsolicited proposal for further conceptual-phase consideration, or may negotiate a comprehensive agreement with the proposer based on the proposal.

In accordance with the procedures adopted by Fairfax County and the provisions of the PPEA, other interested firms or other private entities are invited to submit competing unsolicited proposal(s) for this project for simultaneous consideration in accordance with this document by delivering one (1) original (duly marked) and ten (10) complete copies, together with the required initial review fee of \$5,000 to the Director, Department of Procurement & Material Management, 12000 Government Center Parkway, Suite 427, Fairfax, Virginia 22035-0013. Proposals must be clearly identified as a "PPEA Proposal" and received by the Fairfax County Department of Procurement & Material Management, at the above address, no later than 2:00 P.M., local prevailing time, on January 10, 2018. Proposals received in the Office of the County Purchasing Agent after the date and time prescribed shall not be considered for contract award and shall be returned to the offeror.

**Fairfax County's Critical Challenge—Affordable Housing**

To provide strategic direction for the community to address the lack of affordable housing, the Fairfax County Board of Supervisors has adopted the Housing Blueprint, reflecting the Board's philosophy that housing should be affordable to a range of incomes. For more information, the Housing Blueprint can be found at:

<http://www.fairfaxcounty.gov/rha/housingblueprintdocuments.htm>.

**The FCRHA vision for any potential redevelopment of the One University site includes the following:**

*Affordability:* Create additional affordable housing consistent with the Housing Blueprint and the FCRHA's mission of creating affordable housing including an affordable senior housing component.

*Revenue:* Maximize revenue to the FCRHA through long term ground leases, fee simple transaction payments, and/or other financial arrangements.

*Existing Uses:* Provide viable solutions, either on-site or off-site, to accommodate the existing site uses of the offices of the FCRHA, Fairfax County Department of Housing & Community Development's (DHCD) Property Improvement and Maintenance Division, and DHCD Home Repair for the Elderly Program.

Proposals must also address the following:

*Community Outreach:* Implementation of a comprehensive community outreach strategy that includes adjacent communities and local advisory groups, associations and other communities.

*Transportation:* Address current transportation issues and provide solutions to mitigate and reduce traffic.

*Relocation:* Provide a robust residential relocation plan for current residents during the redevelopment of the site including permanent relocation plan for those residents who decide not to return to the new community.

Questions regarding this document should be submitted to the attention of Casey Sheehan, CPPB, Contract & Procurement Coordinator, Fairfax County Department of Housing & Community Development, at the following e-mail address:

[Kevin.sheehan@fairfaxcounty.gov](mailto:Kevin.sheehan@fairfaxcounty.gov)

Copies of the unsolicited proposal, subject to the provisions of the Virginia Freedom of Information Act and section 56-575.4G of the PPEA, are posted with this document.

Unsolicited proposals submitted pursuant to this notice hereby incorporates the procedures outlined in the "Fairfax County Procedures Regarding Requests Made Pursuant to the Public-Private Education Facilities and Infrastructure Act of 2002" dated March 30, 2009 and Article 3 of the "Fairfax County Purchasing Resolution" entitled "Bidder/Contractor Remedies" dated June 30, 2008. Copies of these documents may be accessed by going to the Department of Procurement & Material Management's Web site at:

<http://www.fairfaxcounty.gov/dpmm/regs.htm> or you may call (703) 324-3201.